

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

TRANSFER OF WATER RIGHT
TRANSFER NO. 78812

This is to certify that: JTAP LLC
3615 PORTLAND AVE
NAMPA, ID 83686

has requested a change to the water right(s) listed below. This change in water right(s) is authorized pursuant to the provisions of Section 42-222, Idaho Code. A summary of the changes is also listed below. The authorized change for each affected water right, including conditions of approval, is shown on the following pages of this document.

Summary of Water Rights Before the Proposed Changes

<u>Water Right</u>	<u>Origin/Basis</u>	<u>Priority Date</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>Source</u>
63-32382	WR/DECREED	10/12/1948	0.080 cfs	40.0 af	N/A	9.0	GROUND WATER
63-32383	WR/DECREED	10/12/1948	0.040 cfs	22.3 af	N/A	5.0	GROUND WATER
63-32384	WR/DECREED	10/12/1948	0.480 cfs	249.2 af	N/A	56.0	GROUND WATER
63-7610D	WR/DECREED	6/12/1972	0.590 cfs	135.0 af	N/A	30.0	GROUND WATER

Purpose of Transfer (Changes Proposed)

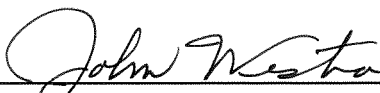
<u>Current Number</u>	<u>Split</u>	<u>POD</u>	<u>POU</u>	<u>Add POD</u>	<u>Period of Use</u>	<u>Nature of Use</u>
63-32382	NO	NO	NO	YES	NO	NO
63-32383	NO	NO	NO	YES	NO	NO
63-32384	NO	NO	NO	YES	NO	NO
63-7610D	NO	NO	NO	YES	NO	NO

Summary Of Water Rights After the Approved Change

<u>Existing Right</u>	<u>New No. (Changed Portion)</u>	<u>Transfer Rate</u>	<u>Transfer Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>New No. (remaining portion)</u>	<u>Remaining Rate</u>	<u>Remaining Volume</u>	<u>Remaining Acre Limit</u>	<u>Remaining Total Acres</u>
63-32382	63-32382	0.080 cfs	40.0 af	N/A	9.0	N/A	N/A	N/A	N/A	N/A
63-32383	63-32383	0.040 cfs	22.3 af	N/A	5.0	N/A	N/A	N/A	N/A	N/A
63-32384	63-32384	0.480 cfs	249.2 af	N/A	56.0	N/A	N/A	N/A	N/A	N/A
63-7610D	63-7610D	0.590 cfs	135.0 af	N/A	30.0	N/A	N/A	N/A	N/A	N/A
COMBINED TOTALS		1.190 cfs	446.5 af	N/A	N/A		N/A	N/A	N/A	N/A

This water right(s) is subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources. Detailed Water Right Description(s) attached.

Dated this 30th day of January, 2014.


Western Regional Manager

Transfer No. 78812

WATER RIGHT NO. 63-7610D

As Modified by Transfer No. 78812

In accordance with the approval of Transfer No. 78812, Water Right No. 63-7610D is now described as follows:

Right Holder: JTAP LLC
3615 PORTLAND AVE
NAMPA, ID 83686

Priority Date: 6/12/1972

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 10/31	0.590 cfs	135.0 af
			0.590 cfs	135.0 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County
GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	27	20.0			10.0													30.0

POU Total Acres: 30.0

CONDITIONS OF APPROVAL

1. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
2. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3. Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
4. The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 and an ending date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 10/31 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 4/18/2008.

Transfer No. 78812

WATER RIGHT NO. 63-7610D
As Modified by Transfer No. 78812

CONDITIONS OF APPROVAL

5. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
6. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
8. The following rights are diverted through the existing point of diversion located in the NWNE, S27: 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833. Further, the following rights are diverted through the proposed point of diversion located in the NWNE, S27: 63-7610D, 63-32382, 63-32383, 63-32384 and 63-33833.
9. Rights 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833 when combined shall not exceed a total diversion rate of 3.90 cfs.

WATER RIGHT NO. 63-32382

As Modified by Transfer No. 78812

In accordance with the approval of Transfer No. 78812, Water Right No. 63-32382 is now described as follows:

Right Holder: JTAP LLC
3615 PORTLAND AVE
NAMPA, ID 83686

Priority Date: 10/12/1948

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	03/01	to 11/15	0.080 cfs	40.0 af
			0.080 cfs	40.0 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County
GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	27		9.0															9.0

POU Total Acres: 9.0

CONDITIONS OF APPROVAL

1. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
2. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3. Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
4. The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 and an ending date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 10/31 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 4/18/2008.

Transfer No. 78812

WATER RIGHT NO. 63-32382

As Modified by Transfer No. 78812

CONDITIONS OF APPROVAL

5. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
6. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
8. The following rights are diverted through the existing point of diversion located in the NWNE, S27: 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833. Further, the following rights are diverted through the proposed point of diversion located in the NWNE, S27: 63-7610D, 63-32382, 63-32383, 63-32384 and 63-33833.
9. Rights 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833 when combined shall not exceed a total diversion rate of 3.90 cfs.
10. Use of this right is combined with water from Nampa Meridian Irrigation District.

WATER RIGHT NO. 63-32384**As Modified by Transfer No. 78812**

In accordance with the approval of Transfer No. 78812, Water Right No. 63-32384 is now described as follows:

Right Holder: JTAP LLC
3615 PORTLAND AVE
NAMPA, ID 83686

Priority Date: 10/12/1948

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	03/01	to 11/15	0.480 cfs	249.2 af
			0.480 cfs	249.2 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County
GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	27		26.0			30.0												56.0

POU Total Acres: 56.0

CONDITIONS OF APPROVAL

1. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
2. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3. Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
4. The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 and an ending date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 10/31 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 4/18/2008.

Transfer No. 78812

WATER RIGHT NO. 63-32384
As Modified by Transfer No. 78812

CONDITIONS OF APPROVAL

5. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
6. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
8. The following rights are diverted through the existing point of diversion located in the NWNE, S27: 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833. Further, the following rights are diverted through the proposed point of diversion located in the NWNE, S27: 63-7610D, 63-32382, 63-32383, 63-32384 and 63-33833.
9. Rights 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833 when combined shall not exceed a total diversion rate of 3.90 cfs.
10. Use of this right is combined with water from Nampa Meridian Irrigation District.

WATER RIGHT NO. 63-32383

As Modified by Transfer No. 78812

In accordance with the approval of Transfer No. 78812, Water Right No. 63-32383 is now described as follows:

Right Holder: JTAP LLC
3615 PORTLAND AVE
NAMPA, ID 83686

Priority Date: 10/12/1948

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	03/01	to 11/15	0.040 cfs	22.3 af
			0.040 cfs	22.3 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County
GROUND WATER	NWNE	Sec 27 Twp 02N Rge 02W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	27		5.0															5.0

POU Total Acres: 5.0

CONDITIONS OF APPROVAL

1. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
2. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3. Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
4. The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 and an ending date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 10/31 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 4/18/2008.

Transfer No. 78812

WATER RIGHT NO. 63-32383
As Modified by Transfer No. 78812

CONDITIONS OF APPROVAL

5. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
6. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
8. The following rights are diverted through the existing point of diversion located in the NWNE, S27: 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833. Further, the following rights are diverted through the proposed point of diversion located in the NWNE, S27: 63-7610D, 63-32382, 63-32383, 63-32384 and 63-33833.
9. Rights 63-2724B, 63-7610C, 63-7610D, 63-31982, 63-32381, 63-32382, 63-32383, 63-32384 and 63-33833 when combined shall not exceed a total diversion rate of 3.90 cfs.
10. Use of this right is combined with water from Nampa Meridian Irrigation District.

RECEIVED

AUG 28 2013

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGION

APPLICATION FOR TRANSFER OF WATER RIGHT – POINT(S) OF DIVERSION

This form may be used to apply to change and/or add points of diversion for existing water rights and to report an ownership change for an entire water right(s) in connection with the proposed point of diversion change(s). Do not use this form to apply for changes to other elements of a water right or to report an ownership change for a portion of a water right. See the Application for Transfer Instructions for help completing this form and for mailing addresses of Department offices where your application can be submitted.

Check all that apply:

- ☐ Change diversion point(s) ☒ Add diversion point(s) ☒ Ownership change

1. **APPLICANT(S)** JTAP, LLC Phone 208.859.0100
2. **MAILING ADDRESS** 3615 Portland Ave. City Nampa
State ID Zip 83686 Email jagenbroad@gmail.com

- ☒ If the applicant is not an individual and not registered to do business in the State of Idaho, attach documentation identifying officers authorized to sign for the applicant.
☐ If the applicant is not the current water right(s) owner, attach documentation of authority to file the application.
☒ If the application includes a change in ownership of water right(s), attach a copy of the conveyance document, such as a warranty deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property conveyed or description of the water right if no land is conveyed. Additional fee(s) required for water right ownership changes; see fee schedule.
☐ If the application is not signed by the applicant, attach a Power of Attorney or other documentation providing authority to sign for the applicant.

3. **LIST WATER RIGHT NUMBER(S)** 63-32382, 63-32384, 63-32385, 63-07610D

- ☒ Attach a copy of the water right(s) as recorded, available at www.idwr.idaho.gov, *Water Right Transfers, Step 1*, or by contacting any Department office.

4. **TOTAL AMOUNT OF WATER** transferred is 1.19 cubic feet per second and/or _____ acre-feet per annum.
(diversion rate) (storage volume)

5. **POINT OF DIVERSION** – Describe all the point(s) of diversion to be included on the water right(s) after the proposed change.

- ☐ Attach Eastern Snake Plain Aquifer (ESPA) analysis if this transfer proposes to change a point of diversion affecting the ESPA. ESPA analysis information is available at www.idwr.idaho.gov, *Water Right Transfers, Online Resources*.

Twp	Rge	Sec	Govt Lot	¼	¼	¼	County	Source	Local name or tag #
2N	2W	27		NW	NE		Canyon	Existing Well	20699
2N	2W	27		NW	NE		Canyon	Proposed Well	new

6. GENERAL INFORMATION

- a. Describe the complete diversion system, including how you will accommodate a measuring device and lockable controlling works should they be required now or in the future:

The system will consist of two wells, existing and new, both connecting to a mainline servicing pivots, wheel lines and hand lines. A lockable measuring device can be added at the well site or the main line, as necessary.

- b. Who owns the property at the point(s) of diversion? JTAP, LLC

If other than the applicant, describe the arrangement enabling the applicant to access the property for the diversion system:

- c. To your knowledge, has/is any portion of the water right(s) proposed to be changed:

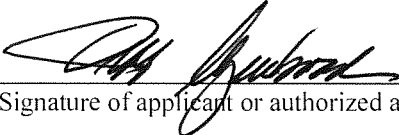
Yes No

- ☒ ☐ undergone a period of five or more consecutive years of non-use,
☒ ☐ currently leased to the Water Supply Bank,
☐ ☒ currently used in a mitigation plan limiting the use of water under the right(s), or
☐ ☒ currently enrolled in a Federal set-aside program limiting the use of water under the right(s)?

If yes, describe A portion of the existing water rights have undergone a period of non-use during which time the rights have been in the Water Supply Bank

7. **MAP** - ☒ Attach a map of the diversion, measurement, control and distribution system. Clearly label the map with township, range, section and $\frac{1}{4}$ $\frac{1}{4}$ of section information. The *Map Tool*, available at <http://maps.idwr.idaho.gov/TransferApplicationLayouts/> provides a satisfactory template for creating the required map.

8. **SIGNATURE** - The information in this application is true to the best of my knowledge. I understand any willful misrepresentations in this application may result in rejection of the application or cancellation of an approval.



Signature of applicant or authorized agent

Jeff Agenbroad, Managing Member

Print name and title if applicable

8/26/13

Date

Signature of applicant or authorized agent

Print name and title if applicable

Date

9. **FEE** - ☒ The application filing fee provided in Section 42-221, Idaho Code, must be submitted with the application for transfer. The Application fee is based on the total amount of water proposed for transfer in Item 4: the larger fee for either cubic feet per second (diversion rate) or acre-feet per annum (storage volume). The *Fee Schedule* is available at www.idwr.idaho.gov, *Water Right Transfers, Step 4* and in the *Application for Transfer Instructions*.

FOR DEPARTMENT USE ONLY

Transfer includes 1 pages of attachments. Received by JA Date 8/28/13

Fee paid \$580 Date 8/28/13 Receipted by JA Receipt # W041473

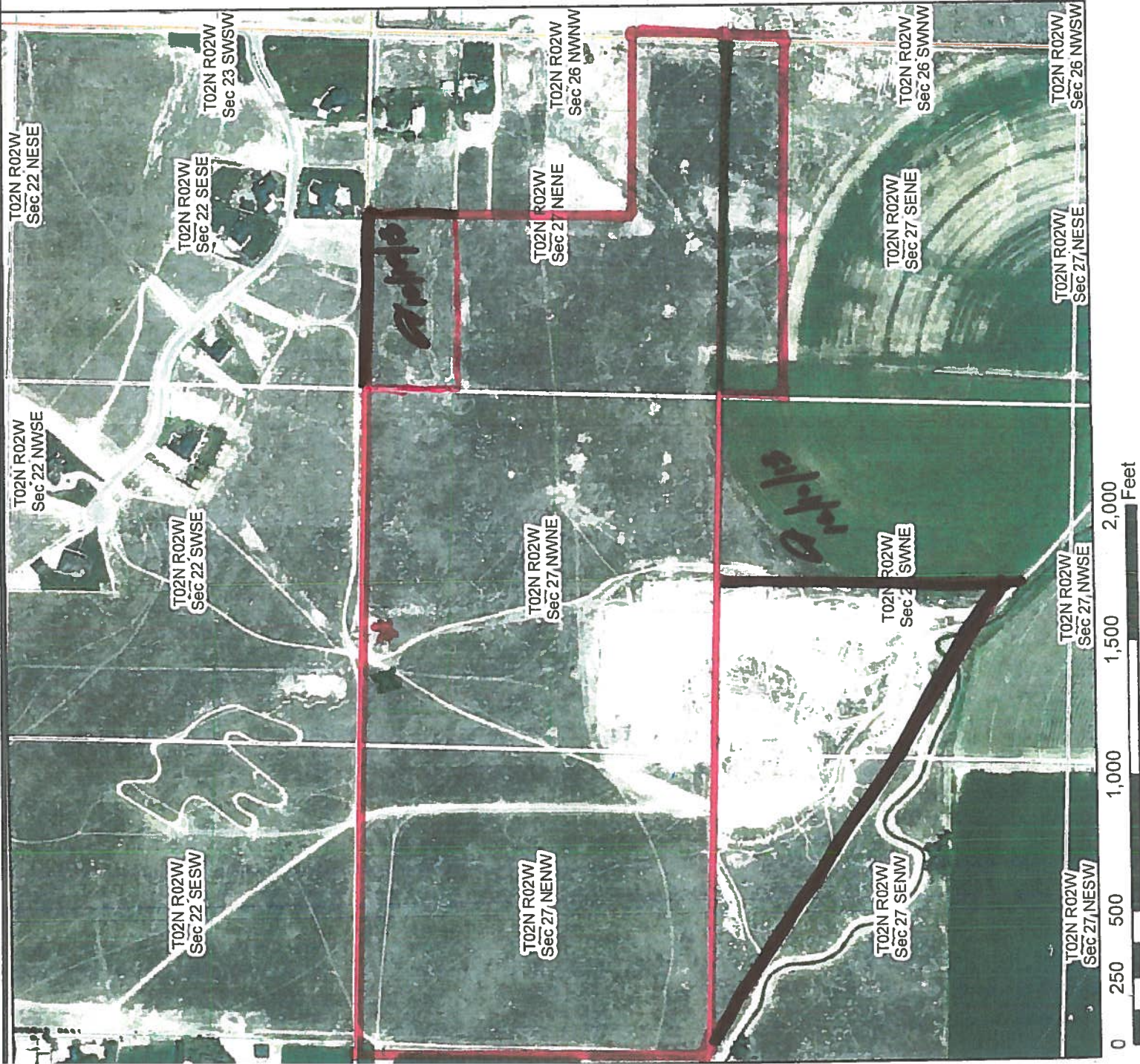
Preliminary review completed by Rick Collingwood Date 10/10/13

Legend

- ESPA
- GCDB Township/Range
- GCDB Section
- GCDB Quarter-Quarter
- Counties

x - Existing Point of Diversion

* - New Point of Diversion



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/9/2013

Water Right 63-7610D

Owner Type **Name and Address**
Current Owner BULLOCK KING INVESTMENTS LLC
3615 PORTLAND AVE
NAMPA, ID 83686
(208)466-9315

Current Owner JTAP LLC
3615 PORTLAND AVE
NAMPA, ID 83686
(208)466-9315

Priority Date: 6/12/1972

Basis: Decreed

Status: Active

Water Supply Bank Status: Active

Source **Tributary**
GROUND WATER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	0.590 CFS	135.0 AF
	<u>Total Diversion</u>		0.590 CFS	135.0 AF

Source and Point(s) of Diversion

GROUND WATER	NESE	Sec. 27, Twp 02N, Rge 02W, CANYON County
GROUND WATER	NWNE	Sec. 27, Twp 02N, Rge 02W, CANYON County

Place Of Use

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	27	20.0			10.0													30.0

POU Total Acres: 30.0

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. S39 The use of water for irrigation under this right may begin as early as March 1 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 1 and after October 31 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

Comments:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/9/2013

1. segbert 4/19/2007 POD
Changed one POD to NWNE instead of NENE per license

2. segbert 4/19/2007 POU
POU claimed in error. Should have been SENE not NESE. Recommended POU per license in SENE

3. agrimm 12/20/2012 POD
PODID 701623 correlated from SpatialDataID 90313 to SpatialDataID 471038

4. agrimm 8/19/2013 POD
PODID 701624 correlated from SpatialDataID 89503 to SpatialDataID 486543

Dates and Other Information

Decreed Date: 4/18/2008
Civil Case Number: 39576
Judicial District: FIFTH
Mitigation Plan: False

Combined Use Limits

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
3.900		
63-2724B ,63-7610C ,63-32381 ,63-32382 ,63-32383 ,63-32384 ,63-7610D ,63-33833 ,63-31982		

SubCase:

N/A

Water Supply Bank:

Lessor Name: BULLOCK KING INVESTMENTS LLC
Lease Status: Active
Lease Amount: All
Rental Availability: All
Date Received: 6/23/2008
Lease Begin Date: 6/23/2008
Expiration Date: 12/31/2013

9/9/2013

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BULLOCK KING INVESTMENTS LLC 3615 PORTLAND AVE NAMPA, ID 83686 (208)466-9315

Priority Date: 10/12/1948
Basis: Deceased
Status: Active
Water Supply Bank Status: Active

GROUND WATER

[illegible]

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IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/9/2013

Dates and Other Information

Decreed Date: 2/19/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Mitigation Plan: False

Combined Use Limits

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
3.900		
63-2724B ,63-7610C ,63-32381 ,63-32382 ,63-32383 ,63-32384 ,63-7610D ,63-33833 ,63-31982		

SubCase:

N/A

Water Supply Bank:

Lessor Name: BULLOCK KING INVESTMENTS LLC
Lease Status: Active
Lease Amount: All
Rental Availability: All
Date Received: 6/23/2008
Lease Begin Date: 6/23/2008
Expiration Date: 12/31/2013

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/9/2013

Dates and Other Information

Decreed Date: 2/19/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Mitigation Plan: False

Combined Use Limits

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
3.900		
63-2724B ,63-7610C ,63-32381 ,63-32382 ,63-32383 ,63-32384 ,63-7610D ,63-33833 ,63-31982		

SubCase:

N/A

Water Supply Bank:

Lessor Name: BULLOCK KING INVESTMENTS LLC
Lease Status: Active
Lease Amount: All
Rental Availability: All
Date Received: 6/23/2008
Lease Begin Date: 6/23/2008
Expiration Date: 12/31/2013

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/9/2013

Water Right 63-32384

Owner Type **Name and Address**
Current Owner JTAP LLC
 3615 PORTLAND AVE
 NAMPA, ID 83686
 (208)466-9315

Current Owner BULLOCK KING INVESTMENTS LLC
 3615 PORTLAND AVE
 NAMPA, ID 83686
 (208)466-9315

Priority Date: 10/12/1948

Basis: Decreed

Status: Active

Water Supply Bank Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.480 CFS	249.2 AF
	Total Diversion		0.480 CFS	249.2 AF

Source and Point(s) of Diversion

GROUND WATER NWNWNE Sec. 27, Twp 02N, Rge 02W, CANYON County

Place Of Use

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	27		26.0			30.0												56.0

POU Total Acres: 56.0

Conditions of Approval:

1. This right is a split from former right 63-2724A.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. W51 Use of this right is combined with water from Nampa Meridian Irrigation District.
4. X35 All parts of original licensed Rights 63-2724 and 63-7610 when combined shall not exceed a total diversion rate of 3.90 cfs.

Comments:

1. agrimm 8/19/2013 POD
PODID 685666 correlated from SpatialDataID 89503 to SpatialDataID 486543

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/9/2013

Dates and Other Information

Decreed Date: 2/19/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Mitigation Plan: False

Combined Use Limits

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
3.900		
63-2724B ,63-7610C ,63-32381 ,63-32382 ,63-32383 ,63-32384 ,63-7610D ,63-33833 ,63-31982		

SubCase:

N/A

Water Supply Bank:

Lessor Name: BULLOCK KING INVESTMENTS LLC
Lease Status: Active
Lease Amount: All
Rental Availability: All
Date Received: 6/23/2008
Lease Begin Date: 6/23/2008
Expiration Date: 12/31/2013

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 28 2013

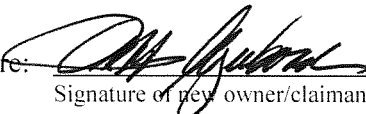
WATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
63-32382	Yes ☐		Yes ☐		Yes ☐
63-32383	Yes ☐		Yes ☐		Yes ☐
63-32384	Yes ☐		Yes ☐		Yes ☐
63-07610D	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Bullock-King, Investments, LLC and JTAP, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JTAP, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|--------------------------|-----------------------------|-----------|--------------|
| <u>3615 Portland Ave</u> | <u>Nampa</u> | <u>ID</u> | <u>83686</u> |
| Mailing address | City | State | ZIP |
| <u>208.859.0100</u> | <u>jagenbroad@gmail.com</u> | | |
| Telephone | Email | | |
4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: January 6, 2012
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
7. This form must be signed and submitted with the following **REQUIRED** items:
- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - Filing fee (see instructions for further explanation):
 - \$25 per *undivided* water right.
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.

8. Signature:  Managing Member 8/26/13
Signature of new owner/claimant Title, if applicable Date

Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JA Date 8/26/13 Receipt No. W041473 Receipt Amt. \$100
Approved by _____ Processed by _____ Date _____

2012022530

RECORDED

2012 JUN 4 AM 10:15

CHRIS YAMAMOTO
COUNTY RECORDER
BY ONE BROWN

WARRANTY DEED

FOR VALUE RECEIVED GREG BULLOCK and JEANETTE BULLOCK,

husband and wife, and GREG BULLOCK and JEANETTE BULLOCK, Members of BULLOCK-KING INVESTMENTS, LLC and B & F, INC., the Grantors, do hereby grant, bargain, sell and convey unto JTAP, LLC, the Grantee, whose address is 3615 Portland Avenue, Nampa, Idaho 83686, the following described premises, including any homestead claim pursuant to the Idaho Homestead Law, Idaho Code, Section 55-1001, et seq., to-wit:

RECEIVED JTAP, LLC
TYPE D-001 FEE \$0.00

An undivided 25 percent interest in the following described real property, to-wit:

PARCEL 1

The North one-half of the North one-half of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Northeast quarter of Section 27, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A parcel in the Northeast quarter of the Northeast quarter described as follows:

BEGINNING at the Northeast corner of said Section 27; thence

West along the North line of Section 27, 1,320 feet to a point; thence

South parallel to the East line of said Section 27, 330 feet to a point; thence

East parallel to the said North line, 660 feet to a point; thence

ORIGINAL

South parallel to the said East line, 660 feet to a point; thence

East parallel to the said North line, 660 feet to a point in the East line of said Section 27; thence

North along said East line, 990 feet to the Point of Beginning.

AND PARCEL 1 CONTINUED:

The Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

That portion lying West of the following described line:

COMMENCING at the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 27; thence

North 89°52'02" East 206.97 feet to the Point of Beginning of said line; thence

North 0°00'00" East, 1,320 feet, more or less, to a point on the North line of Section 27, the end point of said line.

ALSO EXCEPTING THEREFROM the following three parcels:

EXCEPTION PARCEL 1 FROM PARCEL 1:

That portion of the Northwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

BEGINNING at the North one-quarter corner of said Section 27; thence

East along the North line of said Section 27 a distance of 137.23 feet to the True Point of Beginning; thence South parallel to the East line of the Northwest quarter of the Northeast quarter a distance of 330.57 feet to a point; thence

East parallel with the North line of said Section 27 a distance of 1,185.96 feet to a point on the Easterly line of the Northwest quarter of the Northeast quarter; thence

North along the Easterly line a distance of 330.57 feet to a point on the Northerly line of said Section 27; thence

West along the North line of said Section 27 a distance of 1,185.96 feet to the True Point of Beginning.

EXCEPTION PARCEL 2 FROM PARCEL 1:

A portion of the Northeast quarter of the Northwest quarter and a portion of the West half of the Northwest quarter of the Northeast quarter, Section 27, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at a found $\frac{5}{8}$ inch iron pin monumenting the Southeast corner of said Northeast quarter, Section 27 from which the Northeast corner of said Northeast quarter bears

North 00°15'33" East 2,640.68 feet; thence

North 89°55'31" West 1,984.92 feet along the Southerly boundary of said Northeast quarter to the Southeast corner of the West half of the Southwest quarter of the Northeast quarter; thence

North 00°15'46" East 145.27 feet along the Easterly boundary of said West half of the Southwest quarter of the Northeast quarter to a point on the center line of the West Madden Lateral; thence continuing

North 00°15'46" East along said Easterly boundary 1,176.46 feet to the Northeast corner

of said West half of the Southwest quarter of the Northeast quarter, said point also being the Southeast corner of said West half of the Northwest quarter of the Northeast quarter, the Real Point of Beginning; thence

North along the East line of said West half of the Northwest quarter of the Northeast quarter a distance of 300 feet; thence

West, parallel with the South boundaries of said West half of the Northwest quarter of the Northeast quarter and said Northeast quarter of the Northwest quarter, a distance of 725 feet; thence

South, parallel with the East line of said Northeast Quarter of the Northwest Quarter a distance of 300 feet to the South line of said Northeast Quarter of the Northwest Quarter; thence

East along the South lines of said Northeast quarter of the Northwest quarter and said West half of the Northwest quarter of the Northeast quarter a distance of 725 feet to the Real Point of Beginning.

EXCEPTION PARCEL 3 FROM PARCEL 1:

A parcel of land located in the Northeast quarter of Section 27, Township 2 North, Range 2 West, Boise, Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a $\frac{5}{8}$ inch iron pin marking the Northeast corner of said Section 27, from which the East quarter corner of said section bears

South 00°11'53" East, 2,640.89 feet; thence along the East line of said Northeast quarter

South 00°11'53" East, 990.00 feet to the Real Point of Beginning; thence continuing along said East line

South 00°11'53" East, 594.07 feet; thence departing said line

South 89°48'07" West, 854.15 feet; thence
North 00°24'54" East, 261.51 feet to a
point lying on the South line of the Northeast
quarter of the Northeast quarter; thence along
said South line and along the South line of
the Northwest quarter of the Northeast quarter
of said Section 27;

South 89°39'00" West, 1,133.53 feet;
thence departing said South line

North 00°11'39" West, 300.00 feet; thence

South 89°40'33" West, 661.62 feet to a
point lying on the mid-section line; thence
along said line

North 00°11'34" West, 305.95 feet; thence
departing said line

North 89°46'35" East, 1,986.44 feet;
thence

South 00°11'53" East, 271.01 feet; thence

North 89°41'52" East, 660.00 feet to the
Point of Beginning.

PARCEL 1A

A non-exclusive 60 foot wide easement for
ingress/egress and utilities more particularly
described as follows:

A parcel of land located in the Northeast
quarter of Section 27, Township 2 North, Range
2 West, Boise Meridian, Canyon County, Idaho,
more particularly described as follows:

Commencing at a $\frac{5}{8}$ inch iron pin marking the
Northeast corner of said Section 27, from
which the East quarter corner of said section
bears

South 00°11'53" East, 2,640.89 feet;
thence along the East line of said Northeast
quarter

South 00°11'53" East, 990.00 feet; thence

South 89°41'52" West, 660.00 feet; thence

North 00°11'53" West, 271.01 feet; thence

South 89°46'35" West, 1,395.17 feet to
the Real Point of Beginning; thence

South 00°19'04" East, 304.92 feet; thence
South 89°40'33" West, 60.00 feet; thence
North 00°19'04" West, 305.02 feet; thence
North 89°46'35" East, 60.00 feet to the
Point of Beginning.

PARCEL 1B:

A non-exclusive easement for ingress, egress
and utilities over the South 60 feet of the
East half of the Northwest quarter of the
Northeast quarter, Section 27, Township 2
North, Range 2 West, Boise Meridian, Canyon
County, Idaho, and over the South 60 feet of
the Northeast quarter of the Northeast
quarter, Section 27, Township 2 North, Range 2
West, Boise Meridian, Canyon County, Idaho,
and over the East 60 feet of the Northeast
quarter of the Northeast quarter, Section 27,
Township 2 North, Range 2 West, Boise
Meridian, Canyon County, Idaho.

EXCEPTING the North 990 feet of said Northeast
quarter of the Northeast quarter.

PARCEL 1C:

A non-exclusive 60 foot wide easement for
ingress/egress and utilities more particularly
described as follows:

A parcel of land located in the Northeast
quarter of Section 27, Township 2 North, Range
2 West, Boise Meridian, Canyon County, Idaho,
more particularly described as follows:

COMMENCING at a $\frac{5}{8}$ inch iron pin marking the
Northeast corner of said Section 27, from
which the East quarter corner of said section
bears

South 00°11'53" East, 2,640.89 feet;
thence along the East line of said Northeast
quarter

South 00°11'53" East, 1,584.07 feet;
thence departing said line

South 89°48'07" West, 854.15 feet; thence North 00°24'54" East, 261.51 feet to the point lying on the South line of the Northeast quarter of the Northeast quarter; thence along said South line and along the South line of the Northwest quarter of the Northeast quarter of said Section 27

South 89°39'00" West, 1,133.53 feet to the Real Point of Beginning; thence continuing South 89°39'00" West, 129.03 feet; thence North 00°19'04" West, 300.06 feet; thence North 89°40'33" East, 60.00 feet; thence South 00°19'04" East, 240.03 feet; thence North 89°39'00" East, 69.16 feet; thence South 00°11'39" East, 60.00 feet to the Point of Beginning.

PARCEL 2

That portion of the Northwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Beginning at the North one-quarter corner of said Section 27; thence

East along the North line of said Section 27 a distance of 137.23 feet to the True Point of Beginning; thence

South parallel to the East line of the Northwest quarter of the Northeast quarter a distance of 330.57 feet to a point; thence

East parallel with the North line of said Section 27 a distance of 1,185.96 feet to a point on the Easterly line of the Northwest quarter of the Northeast quarter; thence

North along the Easterly line a distance of 330.57 feet to a point on the Northerly line of said Section 27; thence

West along the North line of said Section 27 a distance of 1,185.96 feet to the True Point of Beginning.

Including all water and water rights, mineral and mineral rights, wells, pumps, and equipment.

SUBJECT TO United States patent restrictions and/or State of Idaho deed restrictions;

SUBJECT TO all taxes and assessments for 2007 and all subsequent years and subject to taxes or assessments whether or not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records;

SUBJECT TO any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof;

SUBJECT TO easements, claims of easement or encumbrances that are not shown by the public records;

SUBJECT TO any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records;

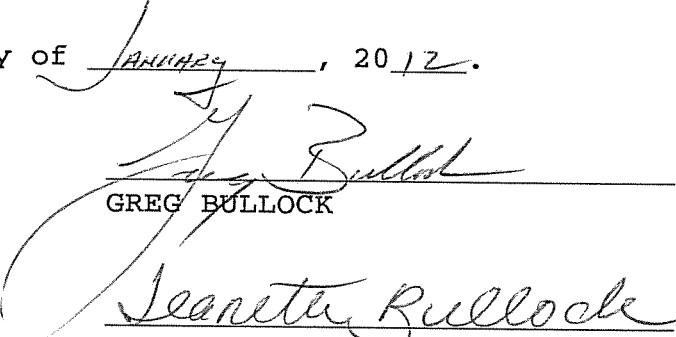
SUBJECT TO (a) unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records;

SUBJECT TO the Memorandums of Assignment in favor of Hopkins Northwest Fund, LLC, having been recorded as Instrument Nos. 200666366 and 200666368 records of Canyon County, Idaho;

SUBJECT TO two Mortgages in favor of Loaner, Inc., now in favor of Jerry L. Payne and Gay Payne recorded in the records of Canyon County, Idaho, which Mortgages and the underlying Promissory Note they do secure the Grantee does assume and agrees to pay in full, promptly and before any delinquency, and further agrees to hold the Grantors harmless therefor.

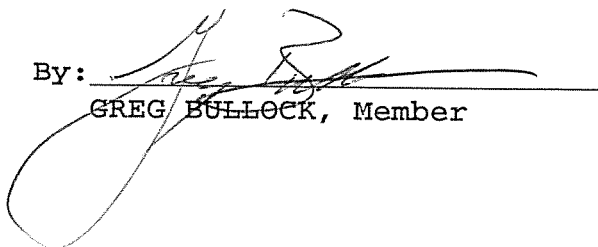
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, its heirs and assigns, forever. And the Grantors do hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises; that said premises are free from all encumbrances save and except as above set forth; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 6 day of JANUARY, 2012.


GREG BULLOCK


JEANETTE BULLOCK

BULLOCK-KING INVESTMENTS, LLC

By: 
GREG BULLOCK, Member

By: *Jeanette Bullock*
JEANETTE BULLOCK, Member

B & F, INC.

By: *Greg Bullock*
GREG BULLOCK, President

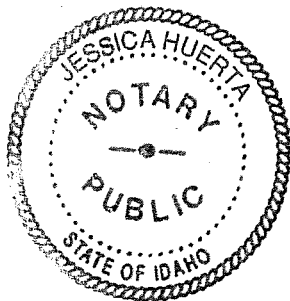
ATTEST: *Jeanette Bullock*
JEANETTE BULLOCK,
Secretary

STATE OF IDAHO)
 : SS
County of Canyon)

On this 16th day of January, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared GREG BULLOCK and JEANETTE BULLOCK, husband and wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)



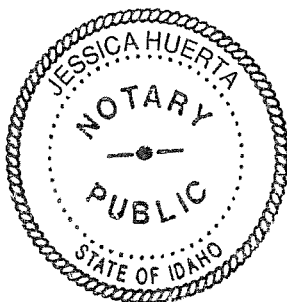
Jessica Huerta
Notary Public for Idaho
Residing at Canyon, Idaho
My Commission expires: 03/15/13

STATE OF IDAHO)
 : ss
County of Canyon)

On this 6th day of January, 2012, before me, personally appeared GREG BULLOCK and JEANETTE BULLOCK, known or identified to me, to be members of the Limited Liability Company that executed the instrument or the person who executed the instrument on behalf of the Limited Liability Company and acknowledged to me that such Limited Liability Company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)



A handwritten signature of the notary public, Jessica Huerta, written in dark ink.

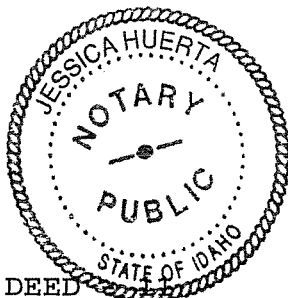
Notary Public for Idaho
Residing at Canyon, Idaho
My Commission expires: 03/15/13

STATE OF IDAHO)
 : ss
County of Canyon)

On this 6th day of January, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared GREG BULLOCK and JEANETTE BULLOCK, known to me to be the President and Secretary, respectively, of B & F, INC., an Idaho Corporation, the corporation that executed the within and foregoing instrument, and acknowledged to me that said Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)



A handwritten signature of the notary public, Jessica Huerta, written in dark ink.

Notary Public for Idaho
Residing at Canyon, Idaho
My Commission expires: 03/15/13

WARRANTY DEED

INSTRUMENT NO

8/202253/

WARRANTY DEED

FOR VALUE RECEIVED BULLOCK-KING INVESTMENTS, LLC, the Grantors, do hereby grant, bargain, sell and convey unto JTAP, LLC, the Grantee, whose address is 3615 Portland Avenue, Nampa, Idaho 83686, the following described premises, including any homestead claim pursuant to the Idaho Homestead Law, Idaho Code, Section 55-1001, et seq., to-wit:

PARCEL 3

An undivided 50 percent interest in the following described real property, to-wit:

A portion of the Northeast quarter of the Northwest quarter and a portion of the West half of the Northwest quarter of the Northeast quarter, Section 27, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at a found $\frac{5}{8}$ inch iron pin monumenting the Southeast corner of said Northeast quarter, Section 27 from which the Northeast corner of said Northeast quarter bears

North 00°15'33" East 2,640.68 feet; thence
North 89°55'31" West 1,984.92 feet along
the Southerly boundary of said Northeast quarter to the Southeast corner of the West half of the Southwest quarter of the Northeast quarter; thence

North 00°15'46" East 145.27 feet along
the Easterly boundary of said West half of the Southwest quarter of the Northeast quarter to a point on the center line of the West Madden Lateral; thence continuing

ORIGINAL

North 00°15'46" East along said Easterly boundary 1,176.46 feet to the Northeast corner of said West half of the Southwest quarter of the Northeast quarter, said point also being the Southeast corner of said West half of the Northwest quarter of the Northeast quarter, the Real Point of Beginning; thence

North along the East line of said West half of the Northwest quarter of the Northeast quarter a distance of 300 feet; thence

West, parallel with the South boundaries of said West half of the Northwest quarter of the Northeast quarter and said Northeast quarter of the Northwest quarter, a distance of 725 feet; thence

South, parallel with the East line of said Northeast Quarter of the Northwest Quarter a distance of 300 feet to the South line of said Northeast Quarter of the Northwest Quarter; thence

East along the South lines of said Northeast quarter of the Northwest quarter and said West half of the Northwest quarter of the Northeast quarter a distance of 725 feet to the Real Point of Beginning.

Including all water and water rights, mineral and mineral rights, wells, pumps, and equipment.

SAVE AND EXCEPT FROM PARCEL 3

A parcel of land located in the Northeast quarter of Section 27, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a $\frac{5}{8}$ inch iron pin marking the Northeast corner of said Section 27, from which the East quarter corner of said Section bears South 00°11'53" East, 2640.89 feet;

Thence along the East line of said Northeast quarter South 00°11'53" East, 1584.07 feet;

Thence departing said line South 89°48'07" West, 854.15 feet;

Thence North 00°24'54" East, 261.51 feet to a point lying on the South line of the Northeast quarter of the Northeast quarter;

Thence along said South line and along the South line of the Northwest quarter of the Northeast quarter of said Section 27, South 89°39'00" West, 1133.53 feet to the Real Point of Beginning.

Thence continuing along said South line South 89°39'00" West, 129.03 feet;

Thence departing said South line North 00°19'04" West, 219.80 feet;

Thence South 89°48'26" West, 532.12 feet to a point lying on the mid-section line;

Thence along said mid-section line North 00°11'34" West, 79.04 feet;

Thence departing said mid-section line North 89°40'33" East, 661.62 feet;

Thence South 00°11'39" East, 300.00 feet to the Point of Beginning.

Including all water and water rights, mineral and mineral rights, wells, pumps, and equipment.

SUBJECT TO United States patent restrictions and/or State of Idaho deed restrictions;

SUBJECT TO all taxes and assessments for 2007 and all subsequent years and subject to taxes or assessments whether or not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records;

SUBJECT TO any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof;

SUBJECT TO easements, claims of easement or encumbrances that are not shown by the public records;

SUBJECT TO any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records;

SUBJECT TO (a) unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records;

SUBJECT TO the Memorandums of Assignment in favor of Hopkins Northwest Fund, LLC, having been recorded as Instrument Nos. 200666366 and 200666368 records of Canyon County, Idaho;

SUBJECT TO two Mortgages in favor of Loaner, Inc., now in favor of Jerry L. Payne and Gay Payne recorded in the records of Canyon County, Idaho, which Mortgages and the underlying Promissory Note they do secure the Grantee does assume and agrees to pay in full, promptly and before any delinquency, and further agrees to hold the Grantors harmless therefor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, its heirs and assigns, forever. And the Grantors do hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises;

2012022531

RECORDED

2012 JUN 4 AM 10 55

CHRIS YAMAMOTO
CANYON CNTY RECORDER
BY Ina Brown

REQUESTED BY: JTAI Inc
DATE: Dec 22, 2000
TYPE: FILE

By: GREG BULLOCK
GREG BULLOCK, Member

By: JEANETTE BULLOCK Member

On this 6th day of January, 2012, before me, personally appeared GREG BULLOCK and JEANETTE BULLOCK, known or identified to me, to be members of the Limited Liability Company that executed the instrument or the person who executed the instrument on behalf of the Limited Liability Company and acknowledged to me that such Limited Liability Company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for Idaho
Residing at Canyon, Idaho
My Commission expires: 03/15/13



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 544139

WARRANTY DEED

For Value Received

Triple Crown Development, LLC, an Idaho limited liability company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jerry L. Payne and Gay L. Payne, husband and wife

hereinafter referred to as Grantees, whose current address is 27333 Fountain Rd. Parma, ID 83660

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 17, 2013

Triple Crown Development, LLC, an Idaho limited liability company

By: [Signature]
Lance Thueson, Member

State of IDAHO, County of CANYON

On this 18th day of December in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Lance Thueson, known or identified to me to be the Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

[Signature]
Residing at: Caldwell, ID

Commission Expires: 11/2/2019

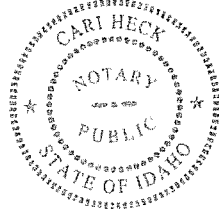


EXHIBIT A

Parcel A:

A parcel of land located in the Northeast Quarter of Section 27, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a 5/8 inch iron pin marking the Northeast corner of said Section 27, from which the East Quarter corner of said Section bears South 00°11'53" East 2640.89 feet; thence along the East line of said Northeast Quarter South 00°11'53" East 990.00 feet to the REAL POINT OF BEGINNING; thence continuing along said East

line

South 00°11'53" East 594.07 feet; thence departing said line

South 89°48'07" West 854.15 feet; thence

North 00°24'54" East 261.51 feet to a point lying on the South line of the Northeast Quarter of the

Northeast Quarter; thence along said South line and along the South line of the Northwest Quarter of the Northeast Quarter of said Section 27

South 89°39'00" West 1133.53 feet; thence departing said South line

North 00°11'39" West 300.00 feet; thence

South 89°40'33" West 661.62 feet to a point lying on the mid-section line; thence along said line

North 00°11'34" West 305.95 feet; thence departing said line

North 89°46'35" East 1986.44 feet; thence

South 00°11'53" East 271.01 feet; thence

North 89°41'52" East 660.00 feet to the POINT OF BEGINNING.

Parcel B:

A parcel of land located in the Northeast Quarter of Section 27, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a 5/8 inch iron pin marking the Northeast corner of said Section 27, from which the East Quarter corner of said section bears South 00°11'53" East 2640.89 feet; thence along the East line of said Northeast Quarter

South 00°11'53" East 1584.07 feet; thence departing said line

South 89°48'07" West 854.15 feet; thence

North 00°24'54" East 261.51 feet to a point lying on the South line of the Northeast Quarter of the

Northeast Quarter; thence along said South line and along the South line of the Northwest Quarter of the Northeast Quarter of said Section 27

South 89°39'00" West 1133.53 feet to the REAL POINT OF BEGINNING; thence continuing along said

South line

South 89°39'00" West 129.03 feet; thence departing said South line

North 00°19'04" West 219.80 feet; thence

South 89°48'26" West 532.12 feet to a point lying on the mid-section line; thence along said mid-section

line

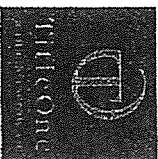
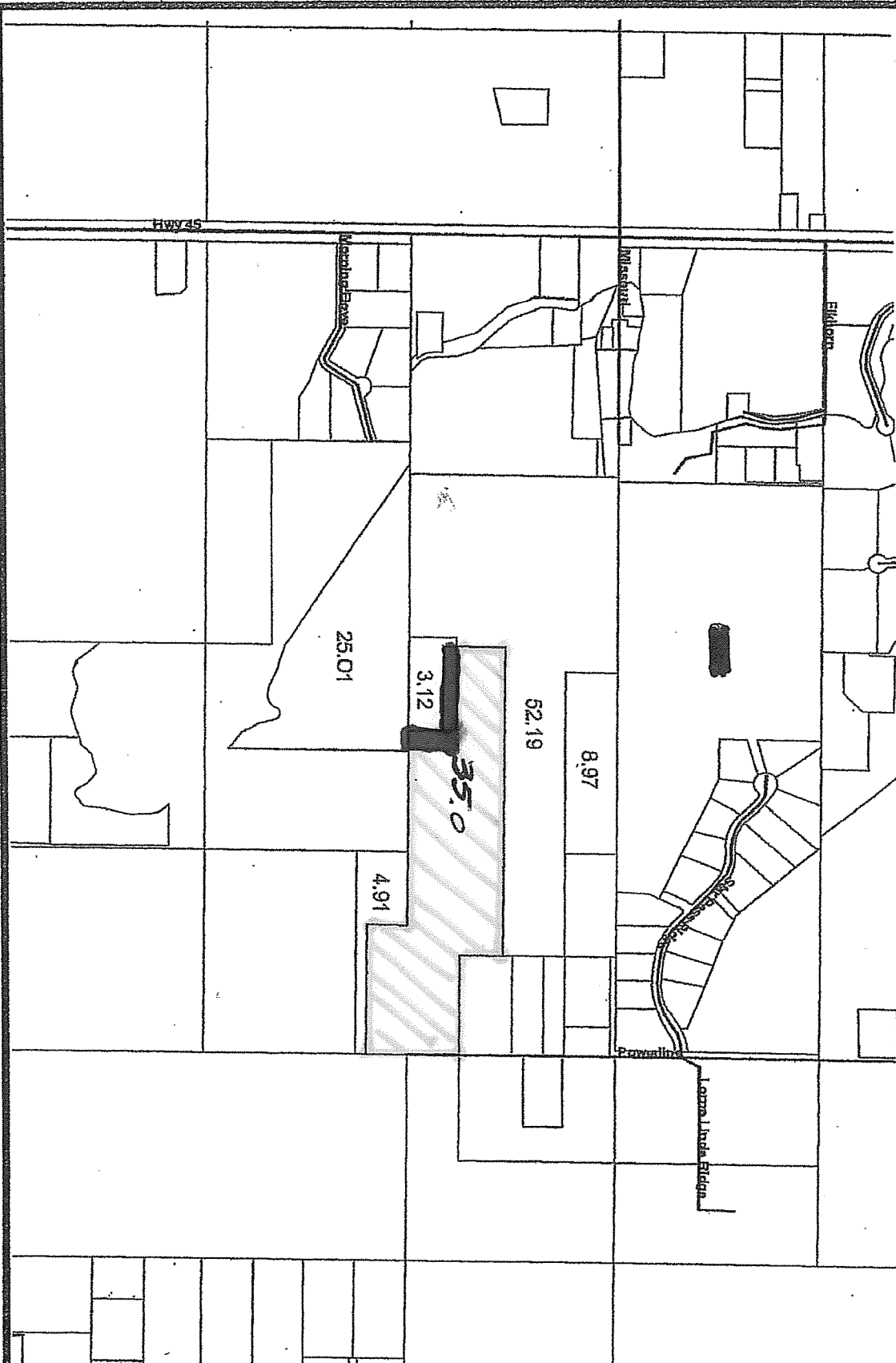
North 00°11'34" West 79.04 feet; thence departing said mid-section line

North 89°40'33" East 661.62 feet; thence

South 00°11'39" East 300.00 feet to the POINT OF BEGINNING.

Parcel A

Parcel B



Map Created: February 11-2008

This Map and data displayed is a graphic representation derived from the Canyon Counties Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed and may vary according to the data. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Regional Geographic Services, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



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Idaho Department of Water Resources

Water Right
63-7610D
(IRRIGATION)

● Point of Diversion

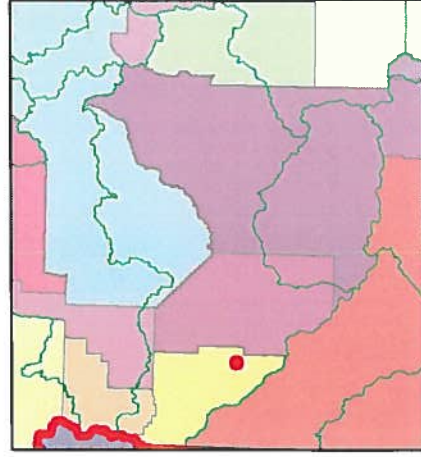
Place of Use

State Outline

Townships

PLS Sections

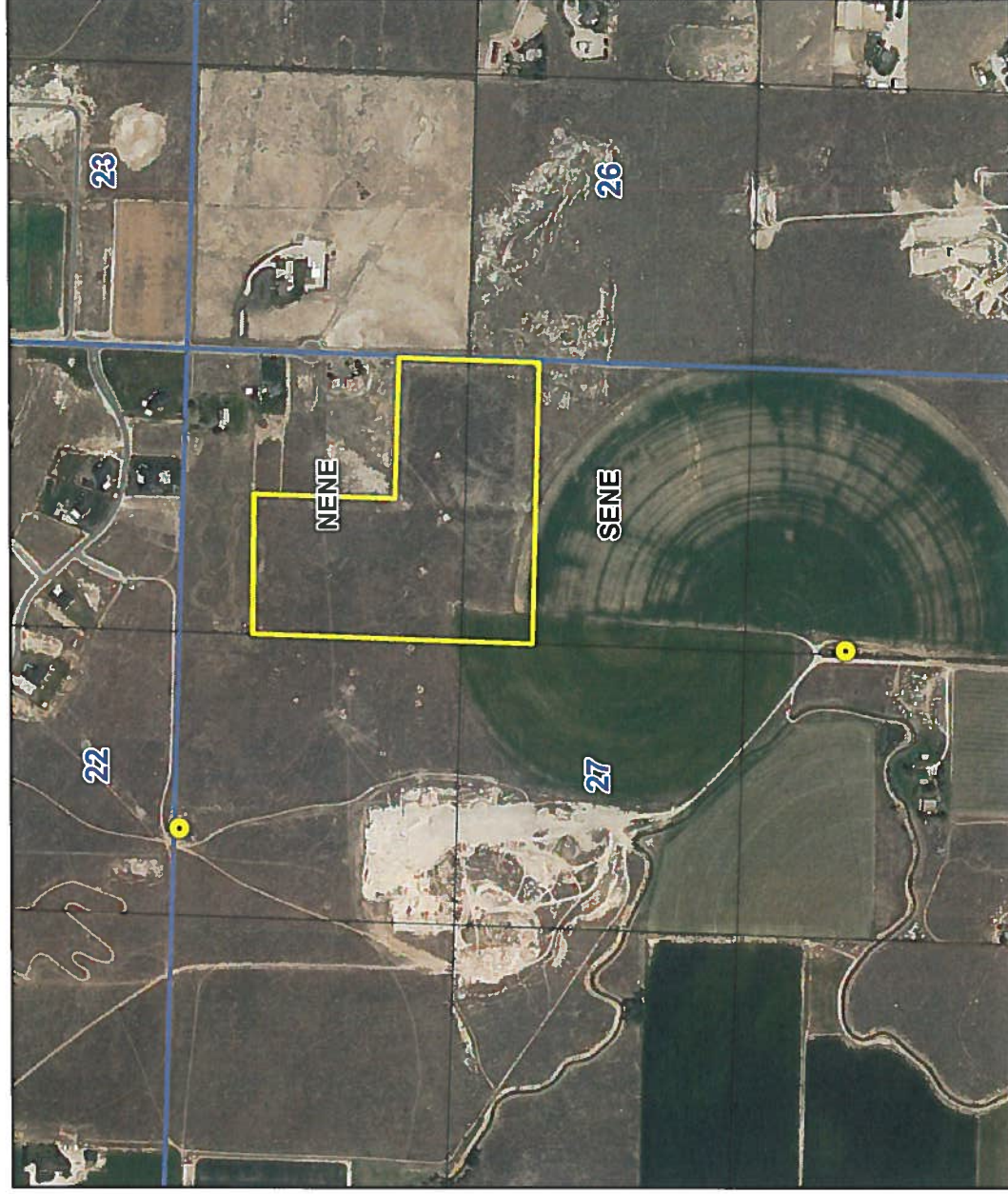
Quarter Quarters



Canyon County
IDWR Basin 63

Prepared by Collingwood, Richard
On September 30, 2013
2009 Aerial Photography

02W



02N

22

27

SENE

26

23

0 0.175 0.35 0.7 Miles

Owner: Bullock King Investments Llc
NOTE: Only one owner is listed. There may or may not be more than this in the IDWR database.



Idaho Department of Water Resources

Water Right
63-32382
(IRRIGATION)

Point of Diversion



Place of Use



State Outline



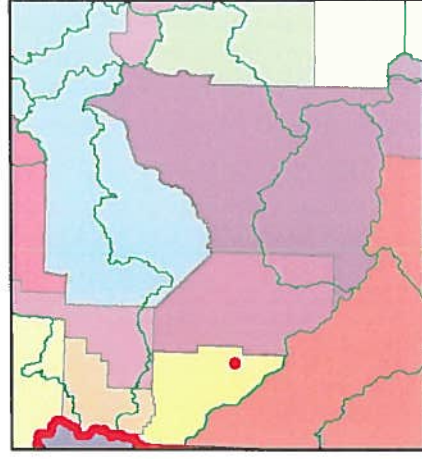
Townships



PLS Sections



Quarter Quarters



Canyon County
IDWR Basin 63

Prepared by Collingwood, Richard
On September 30, 2013
2009 Aerial Photography

02W



02N



0 0.05 0.1 0.2 Miles

Owner: Bullock King Investments Llc
NOTE: Only one owner is listed. There may or may not be more than this in the IDWR database.



Idaho Department of Water Resources

Water Right
63-32383
(IRRIGATION)

● Point of Diversion



Place of Use



State Outline



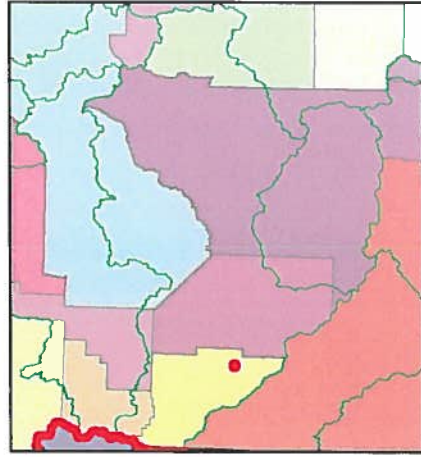
Townships



PLS Sections



Quarter Quarters



Canyon County
IDWR Basin 63

Prepared by Collingwood, Richard
On September 30, 2013
2009 Aerial Photography



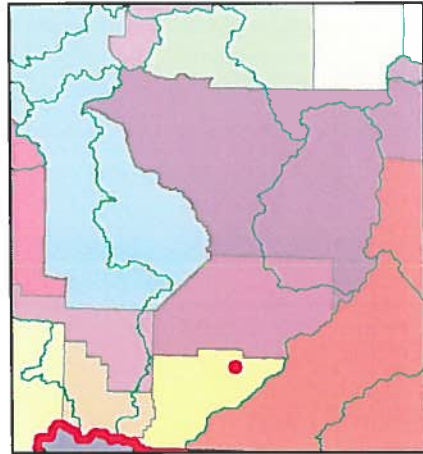
Owner: B & F Inc
NOTE: Only one owner is listed. There may or may not be more than this in the IDWR database.



Idaho Department of Water Resources

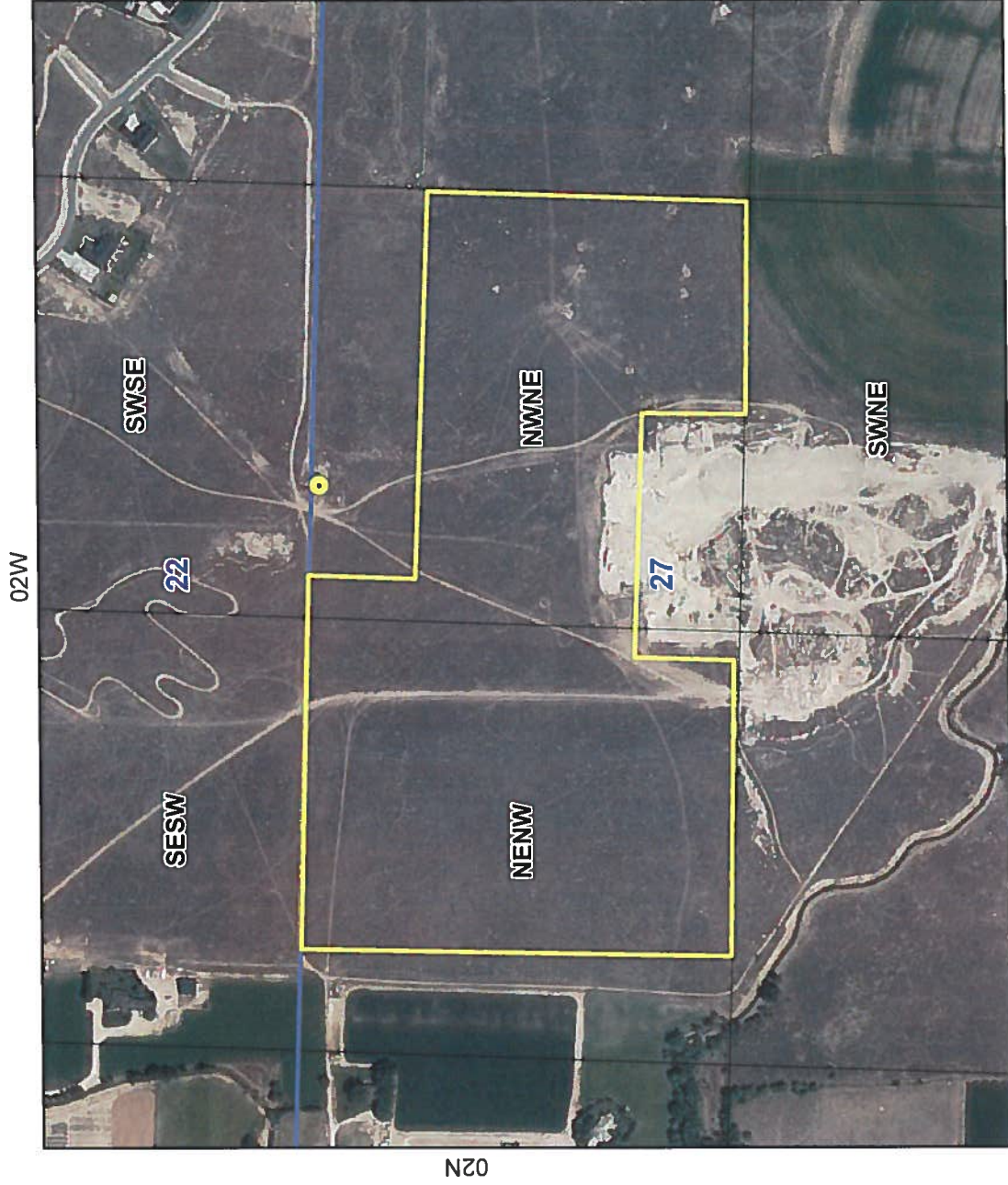
Water Right
63-32384
(IRRIGATION)

-  Point of Diversion
-  Place of Use
-  State Outline
-  Townships
-  PLS Sections
-  Quarter Quarters



Canyon County
IDWR Basin 63

Prepared by Collingwood, Richard
On October 15, 2013
2009 Aerial Photography



Owner: Jtap Llc
NOTE: Only one owner is listed. There may or may not be more than this in the IDWR database.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

January 31, 2014

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

JTAP LLC
3615 PORTLAND AVE
NAMPA ID 83686

Re: Transfer No. 78812
Water Right No's: 63-7610, 63-32382, 63-32383, 63-32384

Transfer Approval Notice

Dear Water Right Holders:

The Department of Water Resources has issued the enclosed approved Transfer of Water Right(s). Please be sure to thoroughly review the conditions of approval and remarks listed on the approval document.

The Transfer of Water Right(s) is a PRELIMINARY ORDER issued by the Department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless the APPLICANT petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

ANY PERSON aggrieved by any decision, determination, order or action of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Department and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

If the transfer approval includes a condition requiring measuring and recording devices, such devices shall comply with specifications established by the Department. Detailed specifications are available on the Department's home page on the Internet, or you can request a copy by contacting any office of the Department. Please be sure to thoroughly review the specifications to avoid unnecessary costs for reinstallation or modification due to non-conforming or improperly installed devices.

Please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact me at (208)334-2190.

Sincerely,

A handwritten signature in black ink that reads "Rachel Sommer". The signature is written in a cursive, flowing style.

Rachel Sommer
Administrative Assistant

Enclosures

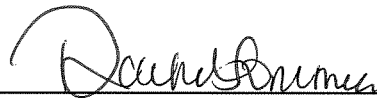
CERTIFICATE OF SERVICE

I hereby certify that on January 31, 2014 I mailed a true and correct copy, postage prepaid, of the foregoing TRANSFER APPROVAL to the person listed below:

Re: Transfer No. 78812

Water Right No's: 63-7610, 63-32382, 63-32383, 63-32384

**JTAP LLC
3615 PORTLAND AVE
NAMPA ID 83686**

A handwritten signature in cursive script, appearing to read "Rachel Sommer", is written over a horizontal line.

**Rachel Sommer
Administrative Assistant**

EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER

(To be used in connection with actions when a hearing was not held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "Preliminary Order" issued by the department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below:

PETITION FOR RECONSIDERATION

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. Note: the petition must be received by the department within this fourteen (14) day period. The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

EXCEPTIONS AND BRIEFS

Within fourteen (14) days after: (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

REQUEST FOR HEARING

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

ORAL ARGUMENT

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.

CERTIFICATE OF SERVICE

All exceptions, briefs, requests for oral argument and any other matters filed with the Director in connection with the preliminary order shall be served on all other parties to the proceedings in accordance with IDAPA Rules 37.01.01302 and 37.01.01303 (Rules of Procedure 302 and 303).

FINAL ORDER

The Director will issue a final order within fifty-six (56) days of receipt of the written briefs, oral argument or response to briefs, whichever is later, unless waived by the parties or for good cause shown. The Director may remand the matter for further evidentiary hearings if further factual development of the record is necessary before issuing a final order. The department will serve a copy of the final order on all parties of record.

Section 67-5246(5), Idaho Code, provides as follows:

Unless a different date is stated in a final order, the order is effective fourteen (14) days after its service date if a party has not filed a petition for reconsideration. If a party has filed a petition for reconsideration with the agency head, the final order becomes effective when:

- (a) The petition for reconsideration is disposed of; or
- (b) The petition is deemed denied because the agency head did not dispose of the petition within twenty-one (21) days.

APPEAL OF FINAL ORDER TO DISTRICT COURT

Pursuant to sections 67-5270 and 67-5272, Idaho Code, if this preliminary order becomes final, any party aggrieved by the final order or orders previously issued in this case may appeal the final order and all previously issued orders in this case to district court by filing a petition in the district court of the county in which:

- i. A hearing was held,
- ii. The final agency action was taken,
- iii. The party seeking review of the order resides, or
- iv. The real property or personal property that was the subject of the agency action is located.

The appeal must be filed within twenty-eight (28) days of this preliminary order becoming final. See section 67-5273, Idaho Code. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.

January 2, 2014

To Whom It May Concern,

Jerry and Gay Payne maintain an ownership interest in JTAP, LLC and all of its assets including real estate.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Agenbroad", with a stylized flourish at the end.

Jeff Agenbroad
Managing Member
JTAP, LLC

Discussion

The four (4) decreed water rights associated with this transfer application are currently in the Water Supply Bank. The Water Supply Lease Agreement will be terminated on 12/31/13. The transfer application review and subsequent advertising will proceed as usual. However, final approval of the transfer application cannot be issued until after the Water Supply Lease Agreement has been terminated.

Overlapping rights at the existing POD are irrigation water rights 63-2724B for the Agenbroad LTD Limited Partnership , 63-7610C and 63-32381 for Howard Mylander, and 63-33833 for Kevin Dinius. No other water rights for irrigation are diverted from the existing point of diversion.

Overlapping rights at the existing POU are Water Right 63-2388 from the U.S. Dept. of Interior, Water Right 63-26671 from the Boise-Kuna Irrigation District, Water Right 63-372 from the New York Irrigation District, and Water Right 63-2392F from the Boise Project Board of Control.

The filing fee for this transfer is based on the cumulative diversion rates from the water rights. The filing fee for a total diversion rate of 1.19 cfs falls within the \$580.00 transfer fee, and was paid at the time of the application submittal.

Summary

Assuming protests are not filed and/or other information does not contradict the above analysis, the application can be approved as reflected by the draft approval.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

October 1, 2013

Jeff Agenbroad, Managing Member
JTAP, LLC
3615 Portland Avenue
Nampa, ID 83686

Re: Application for Transfer of Water Right – Point(s) of Diversion No. 78812
Water Bank Leases

Dear Jeff:

I am currently reviewing your Application for Transfer of Water Right – Point(s) of Diversion No. 78812. The four (4) water rights associated with this Application for Transfer are currently under a lease/rental agreement with the Idaho Water Supply Bank. The lease/rental expiration date for Water Rights 63-07610D, 63-32382, 63-32383, and 63-32384 is December 31, 2013.

Department policy regarding water right transfer applications where the water rights are under lease/rental agreements with the Idaho Water Supply Bank is to continue processing the application, but delay final action on the transfer application until the lease/rental agreement has expired. The options available to the applicant are to:

- Continue processing as submitted, but with a delay
- Exclude rented water rights from transfer, if possible
- Withdraw transfer and IDWR will refund the application fee

If you wish to proceed, we will complete our review and advertise to determine if the application for transfer will be protested. If no protests are filed with the Department, final approval will be delayed until the end of the lease/rental contract period.

If you have any questions, please give me a call at (208) 334-2190, or by e-mail at rick.collingwood@idwr.idaho.gov.

Sincerely,

Rick Collingwood, P.E.
Water Resource Agent, Sr.

August 28, 2013

RECEIVED

AUG 28 2013

WATER RESOURCES
WESTERN REGION

Steve Lester, Water Rights Supervisor
Idaho Department of Water Resources
2735 Airport Way
Boise, Id 83703-5082

Dear Mr. Lester,

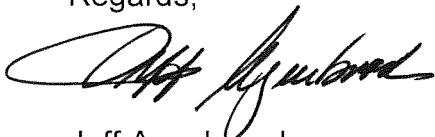
Enclosed you will find our applications to:

- 1) Add a diversion point to our existing water rights
- 2) Change the ownership name of the water rights

We are requesting the addition of a diversion point since the existing diversion point is a 65 year old well that has partially collapsed and does not produce enough water to service all of the water rights. The well continues to be used on a limited base and services the fire suppression system for an adjacent subdivision. We plan to drill a new well to the west of and near the existing well in order to service the water rights associated with it.

Please contact me at jagenbroad@gmail.com or 859.0100 if you have any questions or need additional information.

Regards,



Jeff Agenbroad
JTAP, LLC
Managing Member